


मंजूर विकास योजना-मिरा-भाईंदर  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम १९६६ चे कलम १२४  
अन्वये विकास शुल्कात वाढ करणेबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग

शासन अधिसूचना क्र.टिपीएस-१२०६/१०७२/प्र.क्र.२८४/०६/नवि-१२  
मंत्रालय,मुंबई- ४०० ०३२.दिनांक :- ३०/८/२००६.

शासन निर्णय :- सोबत जोडलेली अधिसूचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(न.र.रणे)

कक्ष अधिकारी,महाराष्ट्र शासन

प्रति

- १) आयुक्त,मिरा-भाईंदर महानगरपालिका,जि-ठाणे.
- २) संचालक,नगर रचना,महाराष्ट्र राज्य-पुणे.
- ३) उपसंचालक,नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.
- ४) सहाय्यक संचालक,नगररचना,ठाणे शाखा,जिल्हाधिकारी इमारत,कोटनाका,ठाणे.
- ५) सहाय्यक संचालक,माहिती व जनसंपर्क संचालनालय,मंत्रालय समोर,नातेन प्रशासकीय भवन, मुंबई.
- ६) व्यवस्थापक,शासकीय मध्यवर्ती मुद्रणालय,चर्नीसाड,मुंबई.

यांना विनंती करण्यात येते की,सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करून त्याच्या प्रत्येकी २५ प्रांते या विभागास व संचालक,नगररचना,महाराष्ट्र राज्य-पुणे आणि आयुक्त,मिरा-भाईंदर महानगरपालिका यांना पाठवाव्यात.

- ७) कक्ष अधिकारी नावि-२९,नगर विकास विभाग,मंत्रालय,मुंबई.

त्यांना विनंती करण्यात येते की,सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रकाशित करण्याबाबत आवश्यक ती कार्यवाही करावी.

- ८) निवड नस्ती नावि-१२.

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032  
Dated 30<sup>th</sup> August, 2006.**

**NOTIFICATION**

**Maharashtra  
Regional &  
Town Planning  
Act, 1966.**

No. TPS-1206/1072/CR-284/06/UD-12.-

Whereas, Chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has been brought into effect from the 10<sup>th</sup> August, 1992;

And whereas, sub-section (2A) of section 124-B of the said Act empowers the Special Planning Authority to levy and collect Development Charges firstly at the minimum rates specified in column (4) of Part-I of the second Schedule (hereinafter referred to as "the said Schedule") appended to the said Act and thereafter to enhance, from time to time, the rates of Development Charges and levy the charge at such enhanced rates, so however that such enhanced rates do not exceed the maximum rates specified in column (5) of Part-I of the said Schedule;

And whereas, sub-section (3) of section 124-B of the said Act requires the Planning Authority to obtain prior approval of the Government to the Regulations prescribing such enhancement of rates of Development Charges;

And whereas, as required under provisions of sub-section (3) of section 124-B of the said Act, for Mira Bhayander Municipal Corporation as a Planning Authority under the said Act, in its meeting held on the 20/3/06, passed Resolution No. 994 approving the enhanced rates of Development charges;

And whereas, the proposed enhanced rates of Development Charges are exceed than specified in the said Schedule;

Now, therefore, in exercise of the powers conferred under sub-section (3) of section 124-B of the said Act, the Government of Maharashtra hereby sanctions the Regulations included in the schedule appended hereto specifying the enhanced rates of Development Charges for the jurisdiction of the Mira Bhayander Corporation limit;

The enhanced rates of Development Charges shall come into force from the date of this notification;

The Special Planning Authority shall display the sanctioned Regulations on Notice Board in their office and shall also publish a Notice in local newspaper as required under section 124-D of the said Act.

**SCHEDULE**

1. Short Title, Extent and Commencement.

- 1.1 These regulations shall be called "Mira Bhayander Corporation".
- 1.2 These regulations shall apply to building activity and development work on lands within the jurisdiction of Mira Bhayander Corporation.

1.3 These regulations shall come into force from the date of notification.

2. Development Charges at the rates specified in the column (6) of the table shall come into effect from the date of commencement of these regulations.

**TABLE**

Area	Nature & particulars of Development.	Max./Min. of Dev. Charges prescribed in the MR&TP Act, 1966.		Existing rates of Dev. Charges	Enhanced rates of Dev. Charges.
		Min.	Max.	Per sq.m	Per Sq.m.
1	2	3	4	5	6
Vasai Virar Sub Region	a) Development of land for Residential or Institutional user, not involving any building or construction operations.	Rs.20	Rs.60	Rs.30	Rs.60
	b) Development of land for Residential or Institutional use involving only building or construction operations.				
	(i) Where Development Charges under clause. (a) has been paid.	No change	No change	No change	No change
	(ii) Where Development Charges under clause. (a) is not required to be paid as the land has been developed before the commencement of the MR&TP (Amendment) Act, 1992.	No change	No change	No change	No change
	c) Development of land for Residential or Institutional use also involving building or construction operations.				
	(i) For Development.	Rs.20	Rs.60	Rs.30	Rs.60
	(ii) For Construction.	Rs.40	Rs.60	Rs.60	Rs.60

The rates of Development charges for Industrial and Commercial users shall be one and half times and two times respectively of the rates specified in column (6) of the above table.

By order and in the name of the Governor of Maharashtra,

(Sudhakar Nangnure)  
Dy. Secretary to Government.

Note:- This notification is also published on Govt. web site @ [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)